177.0	0006	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	742,500 / 742,500
					USE VALUE:	742,500 / 742,500
					ASSESSED:	742,500 / 742,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCLOSKY JOHN J & JANE E/ TRS
Owner 2:	MCCLOSKY FAMILY TRUST
Owner 3:	
Street 1:	103 WILLIAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MC CLOSKY JOHN J & JANE E -
Owner 2:	-
Street 1:	103 WILLIAMS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Clapboard Exterior and 2158 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5133.000	340,000	700	401,800	742,500
Total Card	0.118	340,000	700	401,800	742,500
Total Parcel	0.118	340,000	700	401,800	742,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.13 /Parcel: 344.13

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

119856

GIS Ref

GIS Ref

Insp Date

09/08/18

!13913!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0006-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	340,000	700	5,133.	401,800	742,500		Year end	12/23/2021
2021	101	FV	329,900	700	5,133.	401,800	732,400		Year End Roll	12/10/2020
2020	101	FV	329,900	700	5,133.	401,800	732,400	732,400	Year End Roll	12/18/2019
2019	101	FV	251,600	700	5,133.	396,100	648,400	648,400	Year End Roll	1/3/2019
2018	101	FV	227,500	700	5,133.	304,200	532,400	532,400	Year End Roll	12/20/2017
2017	101	FV	227,500	700	5,133.	287,000	515,200	515,200	Year End Roll	1/3/2017
2016	101	FV	227,500	700	5,133.	264,000	492,200	492,200	Year End	1/4/2016
2015	101	FV	221,900	800	5,133.	246,800	469,500	469,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:57:47

LAST REV

Date	Time
08/04/20	10:55:07
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13913

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC CLOSKY JOHN	1559-166	1	7/10/2020	Convenience	99	No	No		
	993-34		12/1/1984		86,000	No	No		Y

USER DEFINED

Prior Id # 1:	119856
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	Meas/Inspect	HS	Hanne S
12/18/2008	Measured	372	PATRIOT
3/3/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	243	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5133		Sq. Ft.	Site		0	70.	1.12	6									401,795						401,800	

Total AC/HA:	0.11784	Total SF/SM:	5133	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	401,795	Spl Credit		Total:	401,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj $ / SQ:	174.787
Other Features:	91000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417675
Depreciation:	77688
Depreciated Total:	339988

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB	1				

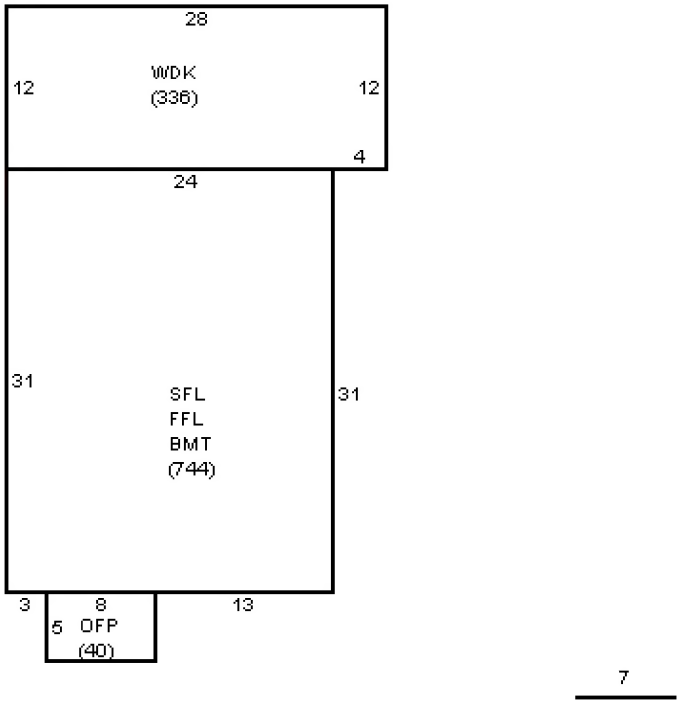
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	174.79
Special Features:	0	Val/Su Net:	130.37
Final Total:	340000	Val/Su SzAd	228.49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	744	83.110	61,835
FFL	First Floor	744	174.790	130,042
SFL	Second Floor	744	174.790	130,042
WDK	Deck	336	8.940	3,004
OFP	Open Porch	40	43.820	1,753
	Net Sketched Area:	2,608	Total:	326,676
Size Ad	1488	Gross Area	2608	FinArea 2158

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 177.0-0006-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X14	A	AV	1980	7.43	T	31.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700